

043.0

0006

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,045,200 / 1,045,200

ASSESSED:

1,045,200 / 1,045,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 111 | -113 | PALMER ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------|---------|
| Owner 1: DESTEFANIS PAUL V | |
| Owner 2: DESTEFANIS KARIN J | |
| Owner 3: | |

| | |
|-----------|---------------|
| Street 1: | 111 PALMER ST |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | | | | | |
|----------|-------|--------|-------|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | Type: | | |

| |
|--------------------------------|
| PREVIOUS OWNER |
| Owner 1: FORSYTHE GERTRUDE M - |
| Owner 2: - |
| Street 1: 111 PALMER ST |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474-3309 |

| |
|---|
| NARRATIVE DESCRIPTION |
| This parcel contains 4,758 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3094 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms. |

| |
|---------------------------------|
| OTHER ASSESSMENTS |
| Code Descrip/No Amount Com. Int |

| |
|---|
| PROPERTY FACTORS |
| Item Code Description % Item Code Description |
| Z R2 TWO FAMIL 100 water |
| o |
| n |
| Census: Exempt |
| Flood Haz: |
| D Topo |
| s Street |
| t Gas: |

| |
|---|
| LAND SECTION (First 7 lines only) |
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes |

| |
|---|
| 104 Two Family 4758 Sq. Ft. Site 0 80. 1.18 1 |
| 450,191 450,200 |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | User Acct | |
|------------------------------|-----------------|---------|--------------------------------|---------|-----------|-------|--|-------------------|--|-----------|--|
| 104 | 4758.000 | 595,000 | | 450,200 | 1,045,200 | | | | | 30601 | |
| Total Card | 0.109 | 595,000 | | 450,200 | 1,045,200 | | | | | GIS Ref | |
| Total Parcel | 0.109 | 595,000 | | 450,200 | 1,045,200 | | | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 337.84 | /Parcel: | 337.8 | | | | Insp Date | |
| | | | | | | | | | | 04/18/18 | |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | USER DEFINED | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|--------------|---------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 594,800 | 0 | 4,758. | 450,200 | 1,045,000 | 1,045,000 | Year End Roll | 12/18/2019 | Prior Id # 1: 30601 |
| 2019 | 104 | FV | 435,800 | 0 | 4,758. | 478,300 | 914,100 | 914,100 | Year End Roll | 1/3/2019 | Prior Id # 2: |
| 2018 | 104 | FV | 413,800 | 0 | 4,758. | 348,900 | 762,700 | 762,700 | Year End Roll | 12/20/2017 | Prior Id # 3: |
| 2017 | 104 | FV | 388,500 | 0 | 4,758. | 303,900 | 692,400 | 692,400 | Year End Roll | 1/3/2017 | Prior Id # 1: |
| 2016 | 104 | FV | 388,500 | 0 | 4,758. | 258,900 | 647,400 | 647,400 | Year End | 1/4/2016 | Prior Id # 2: |
| 2015 | 104 | FV | 346,700 | 0 | 4,758. | 253,200 | 599,900 | 599,900 | Year End Roll | 12/11/2014 | Prior Id # 3: |
| 2014 | 104 | FV | 346,700 | 0 | 4,758. | 208,200 | 554,900 | 554,900 | Year End Roll | 12/16/2013 | ASR Map: |
| 2013 | 104 | FV | 360,600 | 0 | 4,758. | 198,100 | 558,700 | 558,700 | | | Fact Dist: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | PRINT | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 594,800 | 0 | 4,758. | 450,200 | 1,045,000 | 1,045,000 | Year End Roll | 12/18/2019 | Prior Id # 2: |
| 2019 | 104 | FV | 435,800 | 0 | 4,758. | 478,300 | 914,100 | 914,100 | Year End Roll | 1/3/2019 | Prior Id # 3: |
| 2018 | 104 | FV | 413,800 | 0 | 4,758. | 348,900 | 762,700 | 762,700 | Year End Roll | 12/20/2017 | Prior Id # 1: |
| 2017 | 104 | FV | 388,500 | 0 | 4,758. | 303,900 | 692,400 | 692,400 | Year End Roll | 1/3/2017 | Prior Id # 2: |
| 2016 | 104 | FV | 388,500 | 0 | 4,758. | 258,900 | 647,400 | 647,400 | Year End | 1/4/2016 | Prior Id # 3: |
| 2015 | 104 | FV | 346,700 | 0 | 4,758. | 253,200 | 599,900 | 599,900 | Year End Roll | 12/11/2014 | ASR Map: |
| 2014 | 104 | FV | 346,700 | 0 | 4,758. | 208,200 | 554,900 | 554,900 | Year End Roll | 12/16/2013 | Fact Dist: |
| 2013 | 104 | FV | 360,600 | 0 | 4,758. | 198,100 | 558,700 | 558,700 | | | Reval Dist: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | LAST REV | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 594,800 | 0 | 4,758. | 450,200 | 1,045,000 | 1,045,000 | Year End Roll | 12/18/2019 | Prior Id # 1: |
| 2019 | 104 | FV | 435,800 | 0 | 4,758. | 478,300 | 914,100 | 914,100 | Year End Roll | 1/3/2019 | Prior Id # 2: |
| 2018 | 104 | FV | 413,800 | 0 | 4,758. | 348,900 | 762,700 | 762,700 | Year End Roll | 12/20/2017 | Prior Id # 3: |
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| 2014 | 104 | FV | 346,700 | 0 | 4,758. | 208,200 | 554,900 | 554,900 | Year End Roll | 12/16/2013 | ASR Map: |
| 2013 | 104 | FV | 360,600 | 0 | 4,758. | 198,100 | 558,700 | 558,700 | | | Fact Dist: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | PRINT | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
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| 2018 | 104 | FV | 413,800 | 0 | 4,758. | 348,900 | 762,700 | 762,700 | Year End Roll | 12/20/2017 | Prior Id # 3: |
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| 2016 | 104 | FV | 388,500 | 0 | 4,758. | 258,900 | 647,400 | 647,400 | Year End | 1/4/2016 | Prior Id # 2: |
| 2015 | 104 | FV | 346,700 | 0 | 4,758. | 253,200 | 599,900 | 599,900 | Year End Roll | 12/11/2014 | Prior Id # 3: |
| 2014 | 104 | FV | 346,700 | 0 | 4,758. | 208,200 | 554,900 | 554,900 | Year End Roll | 12/16/2013 | ASR Map: |
| 2013 | 104 | FV | 360,600 | 0 | 4,758. | 198,100 | 558,700 | 558,700 | | | Fact Dist: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | PRINT | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 594,800 | 0 | 4,758. | 450,200 | 1,045,000 | 1,045,000 | Year End Roll | 12/18/2019 | Prior Id # 1: |
| 2019 | 104 | FV | 435,800 | 0 | 4,758. | 478,300 | 914,100 | 914,100 | Year End Roll | 1/3/2019 | Prior Id # 2: |
| 2018 | 104 | FV | 413,800 | 0 | 4,758. | 348,900 | 762,700 | 762,700 | Year End Roll | 12/20/2017 | Prior Id # 3: |
| 2017 | 104 | FV | 388,500 | 0 | 4,758. | 303,900 | 692,400 | 692,400 | Year End Roll | 1/3/2017 | Prior Id # 1: |
| 2016 | 104 | FV | 388,500 | 0 | 4,758. | 258,900 | 647,400 | 647,400 | Year End | 1/4/2016 | Prior Id # 2: |
| 2015 | 104 | FV | 346,700 | 0 | 4,758. | 253,200 | 599,900 | 599,900 | Year End Roll | 12/11/2014 | Prior Id # 3: |
| 2014 | 104 | FV | 346,700 | 0 | 4,758. | 208,200 | 554, | | | | |

| | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------------------|-----------------|-----|--------------------------|-------------------|--------|---------------------------------------|-------------------------|------------|----------|-----|---------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 13 - Multi-Garden | 2 | Rating: Average | | Full Bath: 2 | Rating: Very Good | | OF=BMT SINK. | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | 2 | Total: 2 | | A Bath: 1 | Rating: Very Good | | | | | | | | | | | | |
| (Liv) Units: 2 | | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 1 | Rating: Average | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | |
| Color: GRAY | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 | Rating: Good | | 1st Res Grid Desc: Line 1 | # Units: 1 | | | | | | | | | |
| Year Blt: 1929 | Eff Yr Blt: | | | A Kits: 1 | Rating: Average | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Frl: | Rating: | | Other | | | | | | | | | | |
| Jurisdct: | Fact: . | | | WSFlue: | Rating: | | Upper | | | | | | | | | | |
| Const Mod: | | | | | | | Lvl 2 | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | Lvl 1 | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDO INFORMATION | | | | Lower | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | Totals | RMS: 11 | BRs: 4 | Baths: 2 | HB | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Total Units: | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Floor: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | |
| Electric: 2 - Good | | | | | | | | | | | | | | | | | |
| Insulation: 7 - Ab avg | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 043.0-0006-0012.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | | | | | | | | | | | | | |
| | Total Special Features: | | | | | | | | | | | | | | | | |
| | Total: | | | | | | | | | | | | | | | | |